



Memorandum

Community Resources Department • 710 Pier Avenue • Hermosa Beach, CA • 90254 • 310.318.0280

To:	Hermosa Beach City Council
From:	Kelly Orta, Community Resources Manager
Date:	July 24, 2017
RE:	Supplemental Item – July 25 Regular City Council Meeting Item 6(a): Presentation of Phase I of the Library Needs Assessment Report and Direct Staff to Amend the Professional Services Agreement with Griffin Structures, Inc. to Complete Phase II of the Library Needs Assessment

Please note that the attached presentation has been slightly updated to further clarify the next steps and direction needed from City Council to begin work on Phase II of the Library Needs Assessment study. Therefore, the staff recommendation should be further updated to the following:

That the City Council receive and file the Phase I Library Needs Assessment report; Direct staff to amend the professional services agreement with Griffin Structures, Inc. to complete Phase II of the Library Needs Assessment to include site & parking analysis, conceptual plan(s) for a future facility and budget projection(s), consistent with results of Phase I; **and provide feedback on preferred option(s), as presented in the Phase I report, and location of a future facility.**

Hermosa Beach Library Needs Assessment City Council Presentation

July 25, 2017



Needs Assessment Study

Phase 1

- Demographics
- Usage Data
- Current Trends
- Facility Analysis
- Community Participation
- Space Needs
- Cost Estimate

Phase 2

- Site / Parking Analysis
- Conceptual Plan(s)
- Total Project Budget

Demographic Snapshot: Small Beach Town

	Hermosa Beach	LA County
Median Age	38.3	35.9
Under 5*	5.8%	6.5%
Under 18	17.6%	23.5%
Over 65*	10.6%	11.5%
Average HH	2.04	2.98
HH with children	19.7%	37.6%
BA or higher	71%	29.9%
HS Graduate	99.3%	76.8%
Other Language	10%	56.8%

* Fastest growing population group

Library Use

	2013	2014	2015	2016
Circulation	127,854	143,618	145,455	128,073
Gate Count	107,807	113,634	107,372	83,603
Children's Program	3,676	3,249	4,794	3,560
Program Attendance	3,911	3,457	5,002	3,890
Holds Filled	30,420	35,603	35,207	30,772
Internet Use	14,671	17,055	14,142	9,120

Benchmark: Input Measures

	Hermosa Beach	CoLAPL Avg	California
Square Feet Per Capita	.33	.38	.71
Seats per 1K	2.4	2.13	
Meeting Seats per 1K	0	2.33	2.5
PCs per 1K	.4	.62	.56
Items per Capita	2.38	2.35	2.02

Benchmark: Output Measures

Per Capita	Hermosa Beach	Average CoLAPL	California
Circulation	7.3	4.12	5.02
Turnover	2.9	2.04	
Attendance	5.3	3.27	4.02
Borrowers	1.05	.86	.55
Internet use	.71	.81	.82
Program Attendance	.25	.16	.24

Trends: Innovation & Creativity

Robotics

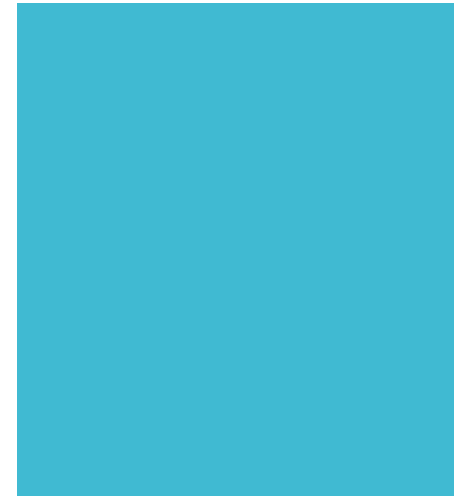
Makers Space

Family Place

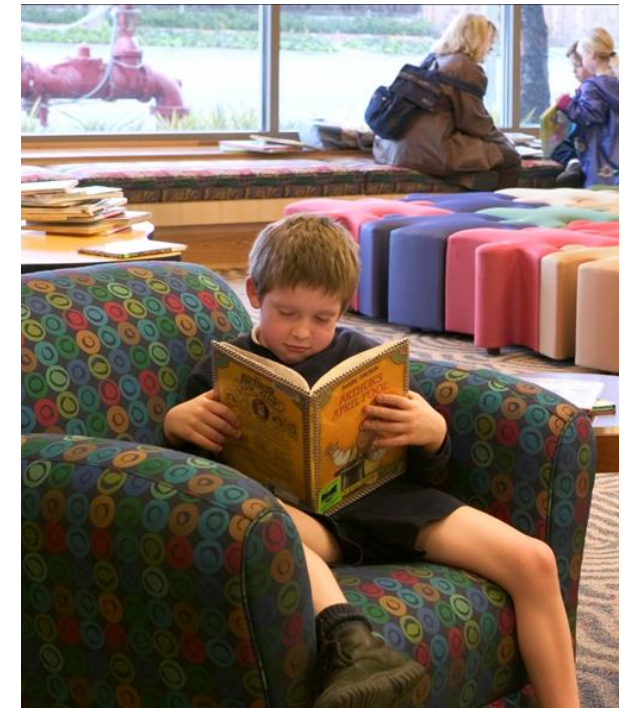
Learning Centers



Meeting & Gathering Spaces



Reading & Study Spaces



Current Facility

- Opened in 1962
- 6,496 square feet
- Fourth oldest in LA County
- Designed for 21,000 volumes; 84 seats - Currently 48,000 volumes; 48 reader seats
- Disabled access issues
- Weak technology infrastructure
- Stacks full to capacity
- Does not meet current county standards
- Inadequate back of house
- Acoustical issues



CoLAPL Minimum Planning Guidelines

	COLAPL Standard	Hermosa 2016: 19,891 Library Service Area (LSA)	Hermosa	Hermosa at Standard
Sq. Ft per Capita	.5	6,496	.32	9,945
Seats per 1,000	2.5	48	2.4	50
Meeting Seats per 1K	2.0; Minimum 75	0	0	75
Group Study Rooms	Minimum 1	0	0	1
Items per Capita	2.5 – 2.75	47,400	2.4	49,727 – 54,000
PCs per 1,000	1	8	.4	19
Parking	4 spaces per 1,000 Sq. Ft.			24

Service Analysis

- Excellent walkable location
- Proximity to Community Center
- Multiple Local Library Options
- Excellent Senior Center services
- Excellent Friends of the Library
- Personal touch
- Warm, Welcoming
- Interlibrary Loan (top 1/3 LA County)
- Technology Assistance

Service Limitations

Quiet Space

Collections &
Shelving
Capacity

Children's
Area

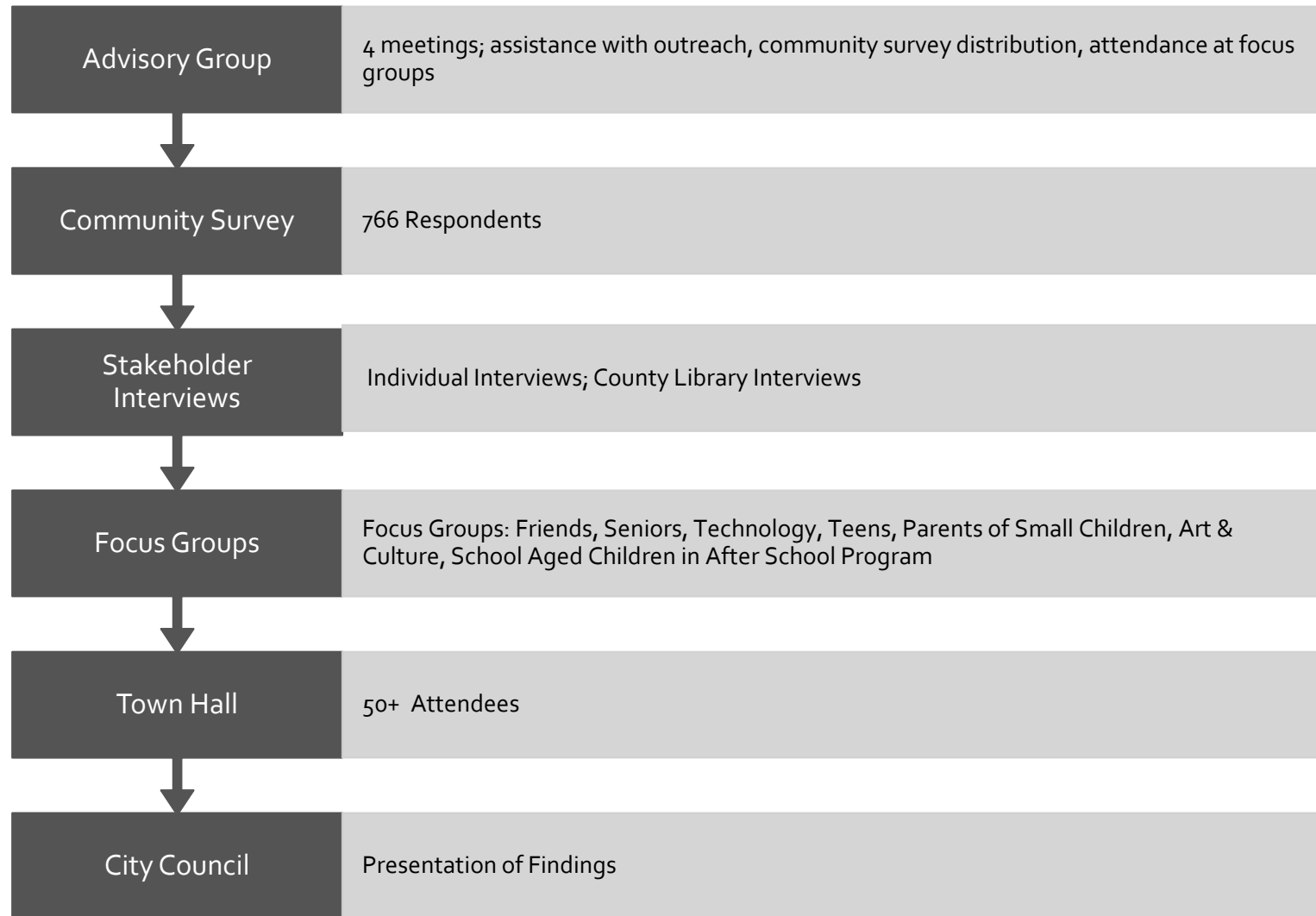
Community
Room

Maker Space
(Innovation
Center)

Group Study
Space

Self Service
Technology

Staff / Back of
House



Community Outreach

Survey Responses: Use Profile

Which Library Do You Use:

81% Hermosa

40% Redondo

30% Manhattan Beach

How do you get to the Library:

52% automobile

40% Walk

Don't use the Library because:

63% use Internet

38% prefer to buy books

22% doesn't have what I need

Hours are inadequate

Library Noisy and Outdated

Respondents' Preferences

Most Important Library Services:

Quiet Place to Read and Study (80%)

Children's Programs (78%)

Collections (78%)

Expert Assistance (77%)

Technology (71%)

Vision for Library Services:

Books (77%)

Education (62%)

School Support (41%)

Technology (41%)

Additional Comments

- Modernize and Remodel Library (26)
- Keep the Small Town Feel (31)
- Improve Hours of Operation (15)
- More Children's Programs (75)
- More Robust Collections (25)

Focus Groups

More New Books
(Friends)

Technology
Training (Friends,
Seniors)

More Children's
Programs (Parents,
Friends)

Quiet Space (All)

Children are
underserved
(Friends)

Heavy Users of On-
line Book Ordering
(Seniors)

Appreciate County
Resources
(Seniors)

Not Interested in
Teen Programs
(Teens)

No Need to
Warehouse Books
in Building
(Technology Group)

Town Hall

- More Hours
- Keep It In Scale; Don't Overbuild
- Heart of the Community
- Need a Multipurpose Room
- Hermosa Population is Aging
- Heavy Users of On-line Book Ordering (Seniors)
- Appreciate County Resources (Seniors)
- Not Interested in Teen Programs (Teens)
- No Need to Warehouse Books in Building (Technology Group)

Findings

Great community support

Input measures are below;
Output measures exceed all
benchmarks and standards

Undersized current facility
creates service limitations

Current space inefficiently
used; Current space does not
meet ADA

Key user populations are
fastest growing; Teens are
not a primary target
audience

Books are among highest
priority (access to);
Collections are available
locally, on-line, and nearby at
Redondo and Manhattan
Beach

Children's programs and
collections are critical need

Seniors and after school
populations well served at
Community Center

Demographics do not
support need for increased
public technology

Options

Option 1: Gentle Remodel

- Maintains location
- Maintains operating costs
- Net loss of collections (39K)
- Net loss of seating (40)
- No additional parking
- No multipurpose room
- Added Self-service technology
- New furniture to define functions

Option 2: 10K Model (with addition or new)

- Increased seating (64) and collections (50K)
- 75 seat multipurpose room
- Group Study Room
- Operating costs increased
- Evaluation of existing facility to determine expansion capacity
- Possible loss of parking at Civic Center

Options

Option 3: 11K Model

- New location required
- Operating costs increased
- 100 seat multipurpose room
- .51 SF per capita
- Increased seating (74) and collections (55K)
- Group Study Room (1)
- Friends Sale Area
- Further Analysis Phase 2

Option 4: 12K Model

- New location required
- Operating costs increased
- 100 seat multipurpose room
- .6 SF per capita
- Increased seating (96) and collections (60K)
- Group Study Rooms (2)
- Friends sale and storage area
- Further Analysis Phase 2

Estimated Operating Costs

Option	Annual Operation Cost
Option 1: Existing 6,496SF Library	\$1,085,066
Option 2: 10k SF Model	\$1,454,068 (estimated)
Option 3: 11k SF Model	\$1,543,846 (estimated)
Option 4: 12k SF Model	\$1,683,082 (estimated)

Estimated Project Costs

Project	Date	Total Cost	Size	Cost Per Sq. Ft
Lawndale	3/18/2009	\$ 17,785,950.00	17,360	\$ 1,052.73
La Crescenta	1/29/2010	\$ 14,613,126.00	15,010	\$ 1,001.75
Acton-Aqua Dulce	9/29/2010	\$ 13,367,335.00	11,343	\$ 1,206.66
Sorensen	11/10/2010	\$ 9,038,825.00	10,655	\$ 876.51
Topanga	1/12/2012	\$ 17,250,371.00	11,048	\$ 1,589.59
East Rancho Dominguez	10/29/2012	\$ 6,700,500.00	7,215	\$ 956.88
Pico Rivera	12/14/2013	\$ 12,642,067.00	16,199	\$ 808.61
Manhattan Beach	4/13/2015	\$ 23,695,000.00	21,159	\$ 1,148.04
Quartz Hill	8/23/2016	\$ 13,124,836.00	12,514	\$ 1,048.81
Average Project Cost Per Square Foot				\$ 1,076.62

The above blended \$/SF of \$1,076.62 was developed based on a snapshot of libraries built within the County of LA system in the past 10 years. These cost do not represent escalation, land acquisition, unique geotechnical conditions, or off-site utility improvements.

Next Steps

- Receive and File Phase 1 Library Needs Assessment Report
- Approve Griffin Structures to Begin Phase 2 (Concept Design and Project Budget)
- Provide Feedback on Preferred Option
- Provide Feedback on Preferred Site

Thank you! Questions?

